



Alder Carr, Baildon
£385,000

**Dale
Eddison**



8 Alder Carr

Baildon

BD17 5TE

A SUPERB FOUR BEDROOMED DETACHED FAMILY HOME OCCUPYING THIS LARGE ELEVATED PLOT, OFFERING TWO RECEPTION ROOMS, DOUBLE GARAGE AND GARDENS. VIEWING IS ESSENTIAL.

This lovely four bedroomed detached home will especially appeal to families, having generous living accommodation, and attractive gardens. The property briefly comprises; ground floor, entrance porch, hallway, sitting room, snug, breakfast kitchen, study, conservatory, bedroom 4, W.C, first floor, landing, master bedroom having en suite shower room, further two double bedrooms, house bathroom, and a separate W.C. Externally there are front and rear gardens and an integral double garage.



There are a variety of facilities available in Baildon centre including assorted shops with further amenities in nearby Guiseley and Shipley. There are also a number of schools in the area together with recreational facilities and open countryside with pleasant walks. Baildon train station is within easy reach providing access to both Leeds and Bradford city centres on a daily basis.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

GROUND FLOOR

ENTRANCE PORCH uPVC double glazed porch leading to;

ENTRANCE HALL 12' 1" x 3' 10" (3.68m x 1.17m) having a door to the front, stairs to the first floor, coving to the ceiling, radiator, and understairs cupboard.

SITTING ROOM 16' 11" x 11' 11" (5.16m x 3.63m) having a window to the front elevation, ceiling cornice, feature gas fireplace with stone surround, radiator, and television point.

SNUG 11' 11" x 9' 7" (3.63m x 2.92m) having sliding doors to the rear leading to the timber decked seating area, ceiling cornice, radiator, and television point.

BREAKFAST KITCHEN 14' 3" x 9' 8" (4.34m x 2.95m) Fitted with a range of wall and base units with work surface over, tiled splash backs, wine rack, 1.5 bowl sink with swan neck mixer tap, space for fridge, plumbing for washing machine and dishwasher, cooker with 4 ring gas hob and extractor hood over, breakfast bar, radiator, and window to the rear elevation.

STUDY 10' 5" x 8' (3.18m x 2.44m) having inset ceiling spot lights, radiator, and glass panelled doors leading to;

CONSERVATORY 15' 6" x 11' 3" (4.72m x 3.43m) A real feature of the home, creating superb additional living space with a door to the garden, tiled flooring, and a radiator.

BEDROOM 4 12' 0" x 10' 6" (3.66m x 3.2m) Currently used as an additional reception room, with a window to the front elevation, ceiling cornice and radiator.

WC Fitted with a wash basin and vanity unit, low suite w.c, part tiled walls, radiator, and window to the front.

FIRST FLOOR

LANDING having an access hatch to the loft, and airing cupboard housing the hot water cylinder.

MASTER BEDROOM 14' 8" x 11' 1" (4.47m x 3.38m) having a window to the front, and radiator.

EN SUITE 7' 0" x 6' (2.13m x 1.83m) Fitted with a three piece suite which comprises; shower cubicle, pedestal wash basin, low suite w.c, shaver point, tiled walls, radiator, and window to the front.

BEDROOM 2 12' 3" x 10' 5" (3.73m x 3.18m) having built in wardrobes with sliding doors, shelving and hanging rails, radiator, and window to the rear.

BEDROOM 3 11' 4" x 8' 5" (3.45m x 2.57m) with a window to the rear elevation, and radiator.

BATHROOM 7' 8" x 5' 4" overall inc. airing cupboard (2.34m x 1.63m) Fitted with a p-shaped bath, having a shower attachment, pedestal wash basin, shaver socket, radiator, tiled walls, and window to the side.

W.C 5' 8" x 2' 1" (1.73m x 0.64m) Having a low suite w.c, radiator, and window to the side.

OUTSIDE

GARAGE 20' 8" x 15' 11" (6.3m x 4.85m) having a driveway to the front with parking for several cars, up and over door, light and power, wall mounted Valliant central heating boiler, and a rear door to the garden.

GARDENS Externally there is a pleasant garden to the front which is lawned with mature planted borders. The garden to the rear has a patio seating area, timber decked area with sleeper steps leading down to a large lawn with mature planted borders and flower beds.



COUNCIL TAX City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please contact them direct.

TENURE We understand the property is freehold.

DIRECTIONS from Guiseley, proceed down Otley road towards Baildon, after Hollins Hill Cars on the right hand side, turn right onto Roundwood Road and continue onto Station Road. Take a right hand turn onto Kirkfields which becomes Holden Lane, at the double mini roundabout bare left onto Halldiffe. At the next roundabout take the second exit onto Westgate and at the junction turn left onto West Lane. Continue along West Lane past the primary school and turn right onto Summerfield Park, continue up the hill and bare right then left onto Alder Carr with this property being on the right hand side.

VIEWINGS Strictly by prior appointment with Dale Eddison's Guiseley office.

WE ARE OPEN 7 DAYS A WEEK

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Sundays 11am - 3pm

GENERAL The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

MORTGAGE ADVICE At Dale Eddison Financial Services we offer independent mortgage advice from the whole of the market. John Timms & Nigel Chester search thousands of mortgage products to find the right one for their customers circumstances and needs. Some of these products cannot be found on the High Street and are exclusive to their network TenetLime.

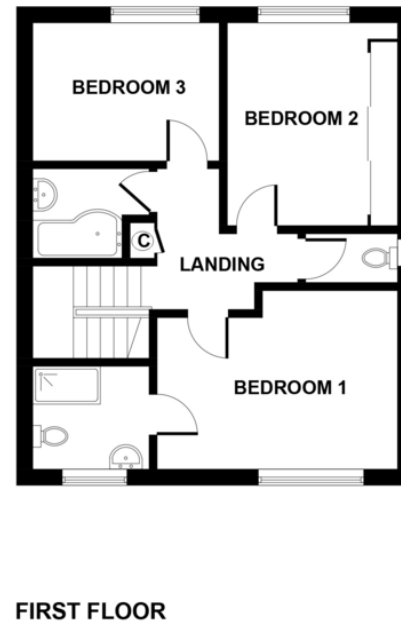
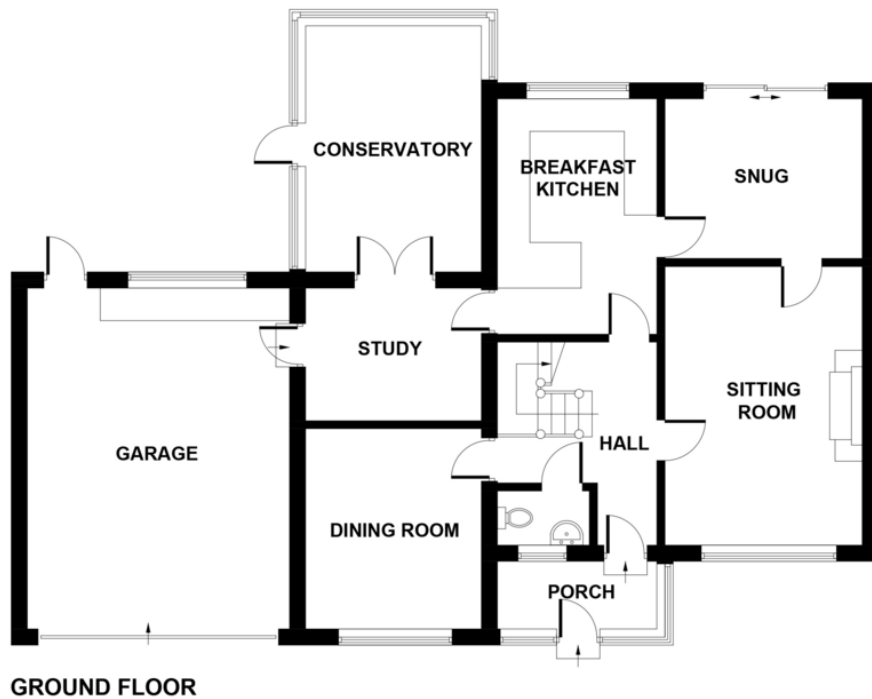
We provide you with the advice you need face to face or if more convenient over the phone at a time to suit you. We will take care of everything from explaining all the options and helping you select the right mortgage, to choosing the most suitable protection for you and your family, and handling the whole application process. We pride ourselves on our professional service, which continues throughout the lifetime of our relationship, not just when your mortgage completes.

Call John or Nigel today on 01943 465465.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

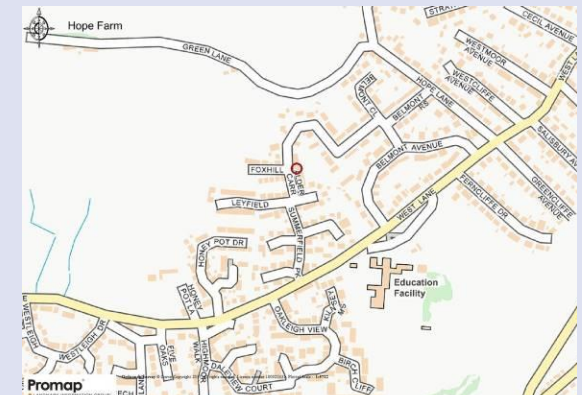
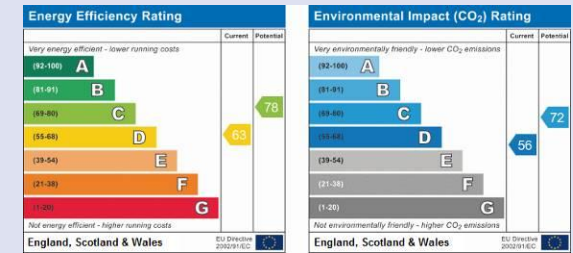
There will be a fee of £195 for mortgage advice payable on application. We will also receive commission from the lender.





8 ALDER CARR

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID395110)



**Dale
Eddison**

📍 GUISELEY OFFICE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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